

Performance of the project to provide housing facility to estate sectors community by the Ministry of Hill Country New Villages, Infrastructure and Community Development

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1. Executive Summary

The Ministry of Hill Country New Villages, Infrastructure and Community Development was established by the Extra-ordinary Gazette No 1933/13 published on 25 September 2015 with the intention of eradicating the social discrimination faced by the estate community which represents 4.57% of the total population of Sri Lanka and evolve them as a rural community with a social state so as other communities with a self-respect and pride. Action had been taken under the then Ministry of Infrastructure and Live- stock Rural Community Development and the Ministry of Youth Empowerment and Social Development to achieve the objective of providing housing and infrastructure for landless workers in the Government and private plantation companies that lives in line-houses and it is a main function of this Ministry. Further, Cabinet approval had been received by No. අමප/06/2249/240/005 dated 7 December 2006 to obtain the assistance of the Plantation Human Development Trust which was registered as a limited guarantee company under Companies Act No. 07 of 2007 with a view to fulfill the said functions.

A total sum of Rs.7, 600,128,381 had been spent by the Ministry from 2013 to 2019 for projects for construction of houses and providing infrastructure under implementation of new villages and cities.

With a view to provide houses and development of infrastructure for landless workers of the Plantation companies as shown under the functions of the Ministry of Community Empowerment and Estate Infrastructure Development. However, it was observed that houses are required for 93% of estate worker families. Accordingly, a continuous supervision and audit is needed in respect of economy, efficiency and effectiveness of implementation of this project. Therefore, this project was selected to carry out a performance audit.

Although more attention had been paid at present for upgrading life style of the plantation community. It was observed that the Ministry and the institutions affiliated had not provided an effective, efficient and economic service in this regard.

Even though, the scope of audit includes the construction of houses under local provisions and Indian aid since year 2010; information prior to year 2015 could not be obtained and therefore, the scope has to be limited.

According to the audit examinations carried out on selected areas; selection of suitable land for construction of houses, preparation of estimates for houses, selection of beneficiaries and occupying the houses by the said beneficiaries, awarding the ownership of the houses, construction of houses, recovery of contract loans, remitting the loan recoveries to the Treasury, construction of houses under Indian aid had not been carried out in accordance with the relevant standards and with the approval of the Ministry and within the relevant legal frames. Therefore, the effectiveness of the Ministry had been gone down. Accordingly, it was observed that the functions of the Ministry have not been properly fulfilled.

It is recommended to use the non- cultivating lands for construction of houses of the Ministry; construction of flats in the lands of the line houses; take follow- up action in respect of selection of house beneficiaries as per criteria and make them aware about the loans. Further, constructions should be carried out in accordance with the procurement guidelines; proper approval to be obtained before carrying out construction works and loan recovery records should be properly maintained.

2. Approach

2.1 Background of the Title

Functions and activities of the Ministry of Community Empowerment and Estate Infrastructure Development (the then Ministry of Hill Country New Villages, Infrastructure and Community Development) include creation of new villages and cities with a view of providing houses and developing infrastructure for land-less workers of the Government and private plantation companies. A Cabinet decision had been taken to recover a percentage of the amount spent from the beneficiary (Non-victims) and the balance percentage to be borne by the Government when providing houses of the project which was implemented under the Ministry of Estate

Infrastructure and the Ministry of Live-Stock and Rural Community Development since 2010 and under the Ministry of Hill Country New Villages, Infrastructure and Community Development from 2015 to 2019. Accordingly it had been aimed at providing houses and infrastructure for land –less workers of the Government and private plantation companies, those live in line houses and evolving them as a rural community with a social state so as other communities with a self-respect and pride.

The Government had spent a total amount of Rs.7, 600,128,381 from 2013 to 2019 itself for projects of construction of houses and providing infrastructure.

2.2 Approach for the Title

The following matters paved the way for this audit approach

- a) The performance level of the projects for construction of houses and providing infrastructure carried out by the Government at a value of Rs.7,600,128,381 was minimum.
- b) In carrying out the housing project, Plantation Human Development Trust and the Plantation Management had not selected the housing beneficiaries transparently and no proper method had been followed for the selection. Further action had not been taken to recover the dues to the Government by adequately making aware the selected beneficiaries and to maintain the required books and records in order to recover the loans according to the Cabinet decisions.
- c) Except for certification of estimates related to the contracts under the projects implement by the Plantation Human Development Trust; providing consultancy services, selection of contractors, making payments to them for construction works etc. had been done by the Plantation Human Development Trust and the Estate Co-operative Societies in contrary to the Government Procurement Guidelines.
- d) As such, all the money paid to the contractors are being given to the Plantation Human Development Trust by the Ministry of Finance and then the Trust make payments to the contractors. However, the Ministry had not obtained an assurance whether the money have been received by the contractors.

- e) However, approval of the Treasury had not been obtained yet, to pay the Government money direct to the Plantation Human Development Trust.
- f) Further, physical examination of houses revealed that the raw materials used were not up to the standards and were not up to the level of required quality and there were instances that the beneficiaries had refused to take over these houses as unskilled labourers have been engaged in construction works. Therefore, it was decided to evaluate the performance and the effectiveness of this project which is carried out from the Government funds

2.3 Scope of Audit and Limitation of the Scope

2.3.1 Scope of Audit

This performance audit was carried out by me in accordance with the International Auditing Standards (300-320) of the Supreme Audit Institutions.

The examination was carried out taking in to consideration the economy, efficiency and effectiveness; implementation of internal control systems; proper maintenance of books and records of the housing project carried out by the Ministry of Hill Country New villages, Infrastructure and Community Development from year 2010 to 2019 to provide housing facilities to estate community of Nuwara-eliya and Hatton to enable them to upgrade their life style and live in a respectable manner.

2.3.2 Limitation of Scope of Audit

Although the following books and records which should be maintained by the Ministry had not been maintained and due to this, facilities were not available to carry out the audit and the access to the information also not facilitated.

- a) The Ministry had not maintained books and records in order to examine the loan recoveries from beneficiaries from the inception of the project up to this date and to examine the balance recoverable as at a certain date.

- b) The Ministry had not maintained a register including names of beneficiaries provided with houses since the inception of the project up to this date.
- c) The Ministry had not maintained a register of construction contracts including the relevant information of the contract, payments made, retention money withheld under each contractor.

2.4 Objectives and Criterion of Audit

Main Objective - : Evaluation of performance of the project of providing houses to the estate community of Hatton and Nuwara-eliya Zones by the Ministry of Hill Country New Villages, Infrastructure and Community Development

Sub- objectives and Criterion

Sub- objective	Criterion
(i)Planning of programme	<ul style="list-style-type: none"> • Action plans • Feasibility study reports of the project and information on primary studies
(ii)Examine whether suitable persons have been selected as housing beneficiaries	<ul style="list-style-type: none"> • Decisions of Cabinet of Ministers • Ministry Circulars • Criterion prepared for selecting beneficiaries • Instruction manuals for housing projects implemented (2009-2014) • Instruction manual for housing projects implemented (2017)
(iii)Examine whether qualitative constructions have been done when compared with the money spent	<ul style="list-style-type: none"> • Procurement Guideline and the Procurement Manual • Relevant reports obtained from the Land slide Research and Disaster Management Section of the Building

	<p>Research Organization</p> <ul style="list-style-type: none"> • Certificate obtained from the Divisional Secretary's Office to ensure that the constructions have been done in accordance with the above report • Physical examination of houses constructed • Circulars issued for sustainable development objectives • Books, records and accounts maintain by the Ministry • The total construction cost estimate for Rs.1,603,045 per house prepared by the Technical Officer of the Divisional Secretary's Office of Nuwara-eliya District during the year 2019 under Green Gold Houses Project
(iv)Examine whether the payments make to the contractors are being checked following a proper procedure	<ul style="list-style-type: none"> • Procurement Guideline and the Procurement Manual • Financial Regulations
(v)Examine whether the houses have been provided within the scheduled time period and whether the relevant persons have occupied these houses	<ul style="list-style-type: none"> • Ministry guideline in respect of beneficiaries of housing projects
(vi)examine the effectiveness of this project towards tea plantation which generates a main export income and the advantages to the country	<ul style="list-style-type: none"> • Reports of the Central Bank • Physical examination of the houses constructed

2.5 Audit Methodology

- (a) Obtaining documentary evidence
 - (i) Examination of books, records and registers of the Ministry
 - (ii) Studying the Cabinet memorandums submitted by the Ministry for housing projects, observations of the Ministry of Finance and Cabinet decisions
 - (iii) Studying action plans, progress reports and performance reports
 - (iv) Obtaining and examining information of the Regional Offices and Head Office of the Plantation Human Development Trust
- (b) Other Confirmations.
 - (i) Discussions with Ministry officials and beneficiaries
 - (ii) physical examination of construction of houses
 - (iii) Examination of internal controls
 - (iv) Examination of a sample of the Estate Co-operative Societies, making discussions with them, obtaining required information from them and examination of the information.

2.6 Basic Data on Estate Sector

2.6.1 Details of Land

Estate Zones	N' -Eliya	Hatton	Badulla	Kandy	Rathnapura	Galle	Kegalle	Total
No. of Plantation Companies	9	7	7	6	5	7	6	47
No. of Estates	72	67	69	60	59	57	69	453
Total Lands Hectares	30,169	29,795	38,388	33,722	35,912	34,419	39,561	241,966
Tea-Hectares	20,196	14,443	18,540	13,086	5,251	2,672	1,051	75,239
Rubber- Hectares	125	-	1,711	666	11,511	8,470	14,945	37,428
Coconut-Hectares	-	-	17	533	182	523	13,788	15,043
Oil Farm Hectares	-	-	465	3,338	1,443	7,050	2,798	15,094
Others-Hectares	2,855	2,629	4,296	134	1,654	2,334	1,360	15,262
Extent of Uncultivated Land-Hectares	7,116	12,723	13,358	15,962	15,870	13,370	13,235	91,634

(Source:- Information submitted relating to 23 estate companies supervised under Plantation Human Development Trust)

2.6.2. Information on Estate Population

Zone	N- Eliya	Hatton	Badulla	Kandy	Ratnapura	Galle	Kegalle	Total
Population in estates	230,073	217,104	186,781	129,502	113,487	63,727	57,698	998,372
No. of families live in estates	58,506	56,533	48,656	32,918	29,683	16,692	15,614	258,602
No. of families employed in estates	28,242	29,428	18,867	11,768	10,754	6,091	6,495	111,645
No. of employee families as a percentage of No. of families live in estates	48	52	38.77	35.75	36.22	36.49	41.59	43.51
Total Population :- As at 31 December 2018 according to the Plantation Human Development Trust								

2.6.3 No. of Houses and Families in the Estate Sector and Housing Projects Implement

The Line Houses in which the estate community lives are called Line Rooms. These houses are in bad condition at present and as Sub-families' arised, it is stated that this had created various social problems such as having few families to live in one room, to face abuses, lack of safety and social recognition and also having unhealthy environment not suitable for children's education. As per Cabinet Decision No.අම/15/1644/739/004 dated 19 November 2015, it had been decided to provide houses for landless people employed by Government and private plantation companies and live in line houses; and a percentage of the amount spent to be recovered from the beneficiaries and the balance percentage to be borne by the Government

2.6.4 Houses Available in Estate Sector

	Total of 07 Zones Units	Nuwara-eliya Zone Units	Hatton Zone Units
Twin Houses	29,197	6,894	5,425
Single Line Houses	73,130	12,913	13,410
Double Line Houses	68,628	16,318	15,497
Temporary Houses	15,480	2,688	4,071
Flats	508	142	185

(Source;- As per information submitted by the Plantation Human Development Trust as at 31 December 2018)

Further details about the houses available in the plantation sector are shown below.

(i) Single Line Houses

Consists of a single room with a front veranda. The veranda is 25 sq.ft. The total area is 264 sq.ft. and it consists of a veranda, a bed room and a small kitchen. Further, about 11,599 such line houses have been identified in the plantation sector. This included about 73,130 units and more than 81,900 families live therein.

(ii) Double Line Houses

Double line houses consist of 10 to 12 rooms to one side in a row with a front veranda. Two families live in both sides of this. Total floor area is about 145 – 175 sq.ft. At present, 5,468 such houses have been identified and it includes 68,628 units of houses. It has been found that 76,305 families are living in these houses.

(iii) Temporary Houses

Sub families in the plantation sector have been gradually increased and accordingly the line houses available at that time were not adequate for the labourers of this sector. Therefore temporary houses have been constructed in the spacious lands adjoining to these line houses. These houses built using aluminium shelter sheet and polythene have less facilities. More than 15,480 families live in 15480 such temporary houses in the plantation sector.

(Source: - Data Verification Reports of the Plantation Human Development Trust and the Performance Report of the Ministry of Hill Country New Villages, Infrastructure and Community Development – 2018)

2.6.5 The No. of Houses further needed according to the information available as at 31December 2018

	Total of 07 plantation zones under Plantation Human Development Trust	Nuwara-Eliya Zone	Hatton Zone
No of families employed in estates and live in line houses and temporary houses in the estates	111,645	28,242	29,428
Total No of families live in estates	258,602	58,506	56,533
No. of houses constructed and under construction as at 31 December 2019	6,706	1,920	1,470
Houses further required for families employed by estates	104,939	6,322	27,958

Houses further required for all the families live in estates	251,896	56,586	55,063
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(Source: - As per information submitted by Plantation Human Development Trust – As at 31 December 2018)

2.7 Structre Preparation for the Project

2. 7. 1 Housing Programmes implement out of local funds under the housing construction project

Estate Housing Development Programme commenced in year 2009 based on a government policy decision with a view to avoid difficulties faced by the plantation community regarding housing problem and allowing plantation community as well, to live with pride. Further, this programme was implemented as “Nawa Jeewana Housing Programme” prior to 2015 and during the year 2015 it was implemented as a special project simultaneous to the 100 days programme of the Government. Since 2015 this programme was implemented as “Green Gold Housing Programme” and executed under two methods; i.e contract basis and beneficiary priority basis. It was observed that the cabinet approval has been received to award not only the ownership of the house but also the ownership of 7 perches land. The No. of houses constructed under the housing programmes from year 2011 to 2019 are shown below (No information available for year 2009 and 2010. The cost for the period 2011 to 2019 and the information on the No of houses under construction as at the beginning of each year not made available for audit)

	Type of housing project introduced	year	Total No. of houses completed under the Project	No. of houses completed under Hatton Zone	No. of houses completed under N-Eliya Zone
Housing project under Government provisions	Nawa Jeewana Housing Programme	2011	186	0	20
		2012	70	0	0
		2013	234	50	14
		2014	222	22	50
		2015	47	0	0
		2016	320	44	95
		2017	10	10	0
		2018	0	0	0
		2019	0	0	0
	Green Gold Housing Programme and Beneficiary priority Housing Project	2016	492	77	188
		2017	818	221	159
		2018	547	75	122
		2019	777	365	187
	100 days programme (disaster victims)	2015	338	62	147
	Green Gold housing programme (disaster victims)	2018	88	0	0
		2019	136	1	0
Houses construct under Indian assistance		2017	420		
		2018	750	543	938
		2019	1251		
Total			6706	1470	1920

(Source: - As per information submitted by the Ministry)

(a) Nawa Jeewana Housing Project

This housing project had been implemental under 4 stages. A grant of Rs, 240,000 and a loan amounting to Rs.275,000 totalling Rs. 515,000 had been paid per house as shown below.

Stage	Description	Loan Rs.	Grant Rs.	Total Rs.
Stage I	Preparation of plans, selection of beneficiaries completion of foundation	69,000	11,000	80,000
Stage II	Completion of foundation, construction of the structure of the root after completion of the walls and purchase of roofing materials	76,000	159,000	235,000
Stage III	Completion of roof ; plastering the walls; cement the floor and completion of toilets	95,000	60,000	155,000
Stage IV	Completion of all other construction works except electricity and water supply services of the house	35,000	10,000	45,000
		275,000	240,000	515,000

(b) Green Gold Houses Programme

According to the instruction manual prepared by the Ministry for construction of houses under this housing programme; Rs.494,000of the value of a house is on a loan basis at an interest rate of 4% and the balance of Rs.506,000 is borne by the Ministry. The monthly

installment for the recovery of loan is Rs.3, 800 and it is intended to recover the loan in 180 installments.

Approval for the said houses has been given under Cabinet decision No. ଝଂଝ/17/0306/739/002 dated 06 February 2017 to give a grant of Rs.480,000 out of Rs.1,000,000 being the value of a house and Rs.520,000 as a loan.

(c) Beneficiary Priority Houses

According to instruction manual for Beneficiary Priority Houses, a 7 perches land has been given for a house in year 2018 and the area of a house is 556 sq.feet. It includes a sitting room, a veranda, 2 bed rooms, a kitchen and a toilet. The estimated cost per house amounted to Rs.1,000, 000. Of this, a sum of Rs. 494,000 is a loan and Rs. 506,000 is a grant. According to the instruction manual loan installment should be paid in 15 years.

(d) Houses Construct Under Indian Assistance

(i) Construction of 4000 Units of Houses

The approval of the Cabinet of Ministers has been sought for the project of construction of 4000 units of houses in the country with the assistance of Indian Government by the Cabinet Memorandum dated 18.01.2016. It suggests to sign a letter of exchange between the Indian High Commissioner Office and the Ministry; a sum of Rs.950,000 per house to be borne by the Indian Government and Rs.20,000 to be Borne by the beneficiary by way of labour Contribution and a sum of Rs.30,000 per house to be borne by the relevant plantation companies for selection of land to construct houses and for the Basic works to commence the construction works; to complete the project within 3 years; to pay 1.5% of the total value of the project to Plantation Human Development Trust for providing facilities to Estate workers Co-operative Societies and for co-ordination; and in addition, a sum of Rs.120,000 per house to be paid out of Government provisions in order to provide infrastructure. The Cabinet approval had been given for these suggestions by letter No. ଝଂଝ/16/0120/739/002 dated 03.02.2016.

Functions which should be carried out by the Plantation Human Development Trust to provide facilities to the Estate Employees Co-operative Societies:-

- Reserve land from the plantation companies to construct houses under the relevant housing project
- Obtain certificates from the National Building Research Institute to the effect that the relevant land is suitable.
- Co-ordination and executing basic survey in order to prepare the land to construct the houses.
- Submit recommendations for the register of names of the beneficiaries of the relevant housing project.

- Co-ordination with the relevant institutions and often supervision with a view to construct the houses within the scheduled time and report the Ministry about the observation
- Carry out works with regard to basic infrastructure (roads, water, electricity) of the relevant housing project
- Often supervision over best settlement of beneficiaries of the relevant housing project.
- Make aware the Ministry very often about the progress and short-comings of the houses completed and houses under construction with regard to the relevant housing projects and submit reports to the Ministry.

(ii) Construction of 10,000 Units of Houses

In addition to the Cabinet approval given by Cabinet Memorandum No. CM/02/2018 dated 07 February 2018 for construction of 4,000 houses, Cabinet approval had been given under No. 10/0296/739/002 dated 28 February 2018 to enter in to an agreement of understanding with the Indian Government to construct 10,000 houses under Indian aid. According to the Cabinet paper submitted by the Honorable Minister on 6th August 2019, approval had been sought for payment of 1.5% of the total value of the project to the Plantation Human Development Trust considering the progress of the project in order to

provide facilities to the Estate Employees Co-operative Societies for primary activities on construction of 5,000 out of 10,000 units of houses relating to this project and to coordinate the activities and in addition, to make payments at Rs.150,000 per house, out of the Government provisions for infrastructure. The Cabinet approval had been given for the above suggestions under decision No. අම/19/2239/124/002-1 dated 20 August 2019.

2.7.2. Cabinet Decisions for Cabinet Memorandums on Housing Projects and Instruction Manuals Prepared for Projects.

(a) Cabinet memorandums, observations of the Ministry of Finance and Cabinet decisions issued for housing projects are submitted through annex.

(b) Instruction Manual for Housing Projects

(i) Implemented from 2009 to 2014

An instruction manual named “Nawa Jeevana” Estate Housing Programme- 2009 had been issued on 24 July 2010 in respect of housing project jointly implemented by National Housing Development Authority and the Plantation Human Development Trust. The matters summarized therein are shown below.

- Estate employees having minimum level of health and sanitary facilities and not having permanent houses are being selected as beneficiaries.
- The area of a house has to be 550 sq-ft or more.
- The value of a house is Rs.440,000 whilst Rs.200,000 as a loan at an interest rate of 7.5% and the balance of Rs.240,000 as a grant and the implementing institutions are Estate Housing Unit of the Ministry, National Housing Development Authority which functions under the Ministry of Housing and Common Amenities, Plantation Human Development Trust, Estate Employees Housing Co-operative Societies, Estate Superintendence and the plantation companies

- A Committee consists of National Housing Development Authority, Plantation Human Development Trust and Estate employees Housing Co-operative Society select the beneficiaries and they should have the following qualifications.
 - Families willing to accept the ownership of a house of the Nawa Jeewana Housing Project.
 - Families live in temporary houses
 - Families headed by widows.
 - Families with school children below 5 years.
 - Families with old persons and disabled persons
 - Families face with other difficulties.

- At the time of site preparation, the National Housing Development Authority and Plantation Human Development Trust should take action to provide water and access roads.
- The National Housing Development Authority, the Ministry of Nation Building and Estate Infrastructure, Estate Housing Unit and the Estate Housing Co-operative Society should sign agreements with the beneficiaries.
- Release of housing financial aid amounted to Rs.80,000 at the first stage, Rs.210,000 at the second stage, Rs.130,000 at the third stage and Rs.20,000 at the fourth Stage.
- Recovery of loans should be commenced from the year of commencement of the housing project and recovered completely within 20 years.
- It has been decided to give 4% administrative expenses.
- The physical and financial progress of the project should be reported to the Ministry before 10th of each month.

(ii) Instruction Manual for Housing Projects of 2017

- According to the new instruction manual, it had been stated the criterion for selection of beneficiaries should be as follows.
 - Should be a registered employee of the estate.
 - Should be an occupant of line houses or temporary shelters and should hand-over those after receiving the new houses.

- Should be a member of the Estate Employees Co-operative Society.
- Should be in the estate service continuously for previous 5 years.
- Should not have obtained housing facilities directly or indirectly previously.
- Should be below the age of 50 years.

- Out of the sum of Rs.650, 000 provide for houses, a sum of Rs.340, 000 is on loan basis and Rs.310,000 is a grant and the loan should be recovered within 12 years at an interest of 4% .

(iii) Instruction Manual for Beneficiary Priority Houses- 2018.

- Land of 7 perches provide for a house; the area of the house is 556 sq.ft and it includes a sitting room, a veranda, 2 bedrooms, a kitchen and a toilet.
- The estimated cost of a house is Rs.1,000,000. Of this, a sum of Rs.494,000 is a loan and Rs.456,000 is a grant and the loan installments have to be paid within 15 years. A beneficiary group should consists of 5-8 beneficiaries
- Housing Committee should include the president, secretary and the treasurer and also the leader of the group.
- The Technical Officer should send a monthly progress report before the 5th day of the following month. A management Fees at 7% of the contract value should be paid to the agency.
- The time allowed for construction of houses is 06 months.
- According to the Instruction Manual of year 2018, the monthly loan installment for houses is Rs.3, 800 to recover within 180 months.

2.7.3 Utilize the Plantation Human Development Trust to assist for the management of the project

Plantation Human Development Trust is a limited guarantee company established under Companies Act No. 07 of 2007 and according to paragraph 44 of the Articles of Association and 4 out of 11 Directors appointed to the Board of Directors should be persons appointed by the Additional Secretaries of the Government Ministries. Accordingly, there were 10 Directors in the year 2018 and 3 of them had been appointed from 3 State Ministries. The power of control of this Plantation Human Development

Fund not lie with the Government and this Plantation Human Development Trust had been gazetted under the Ministry of Estate Infrastructure and Live Stock Development Ministry as Plantation Human Development Trust by the Gazette dated 8 December 2005. According to that, a Cabinet Memorandum had been submitted on 30 November 2006 to obtain the support of the said institution for the activities of the Ministry of Youth Empowerment and Social Development and the Cabinet approval has been given by No. අමප/06/224 9/240/005 dated 7 December 2006 to obtain the assistance for management from the Plantation Human Development Trust on the basis of a payment of charge. This institution has been identified under two names as Plantation Human Development Trust and Plantation Housing Development Trust.

3. Descriptive Discussion of Audit Observations.

3.1 Background and Structure Preparation

(a) The physical and financial performance for each housing project for the year ended 31st December 2018 could not be separately examined due to the following deficiencies in preparation of the action plan and the performance report submitted to the Parliament.

(i) The Action Plan had not been prepared in order to obtain information separately region-wise and estate-wise

(ii) The date of commencement and the date of completion of the projects had not been indicated in the performance/ progress report for the projects and therefore the delay of project over the period of 8 months' time planned for completion of a house could not be identified and also action had not been taken according to the laws and rules in respect of the delays.

(b) According to the instructions prepared for the Green Gold Housing Programme, a sum of Rs.494,000 out of the value of a house is provided as a loan at a 4% rate of interest and the balance of Rs.506,000 is borne by the Ministry. However, according to the Cabinet Decision No. අමප/17/0306/739/002 dated 6 February 2017 by which the approval given for this

housing programme, a sum of Rs.480,000 out of Rs.1,000,000 being the value of a house is provided as a grant and a sum of Rs.520,000 is given as a loan. Therefore, it was observed in audit that the instructions do not agree with the Cabinet decision.

- (c) In addition to the responsibility of providing Management Services for which approval given for implementing the project for providing housing facilities to the estate community based on payment of charges; the responsibility of functions such as selection of beneficiaries, awarding contracts and making payments also had been rested with the Plantation Human Development Trust. The supervision functions which should be carried out by the Ministry also had been vested with the same institution indicating that it is difficult the Ministry to co-ordinate this project with the estate authorities.
- (d) Action had been taken to establish an authority named New Villages Development Authority by New Villages Development in Sri Lanka Plantation Zone Parliamentary Act No. 32 of 4 October 2018 and the Gazette dated 05 October 2018. The functions of it were the main functions of the then Ministry of Hill Country New Villages, Infrastructure and Community Development. Although a sum of Rs.8,835,016 had been spent up to 31st December 2020 from the establishment, no activity has been carried out by them. Further, there is no possibility for this Authority to carry out co-ordination work with estate authorities where the Ministry cannot carry out such work. Therefore, it is observed that the Government has to borne an additional expense by establishing this Authority-
- (e) According to the Action Plan of this project, it has been proposed to provide houses, only to the families employed in the estates But, at present, houses are provided to families not employed, but living in these estates and out of the No. of families living in the estates; the No of families employed in the estates is 43%. Therefore, it is observed that the export crops industrie, specially the tea cultivation will be affected due to major decrease in the tea cultivation lands in long term as the persons not employed in the estates too are provided with houses in the estates continuously.

3.2 Selection of Beneficiaries

- (a) According to No. 7.2 of the Guidelines of year 2009 relating to Nawa Jeewana Estate Housing Programme, beneficiaries should be selected by a committee consists of participation of Plantation Human Development Trust and the estate Housing Co-operative Society, based on 07 criterias. However, it is observed that no such committee has been appointed for selection of beneficiaries. The Ministry had not even supervised weather the beneficiaries are correctly selected so as to fairly ensure the beneficiaries head submitted applications for this housing project and correct methodology had been followed in selecting team. Except the lists of beneficiaries, no other documentary evidence furnished to audit to carry out examinations in this regard.
- (b) peoples representations were received stating that very needy people facing poverty and do not own a house are not getting these houses and that no proper methodology is followed. The beneficiaries had not occupied the houses given and certain houses had been given to external persons on rent and these matters were observed in physical examinations. Further, the Ministry do not have a methodology to select beneficiaries and also external institutions such as estate management and the Plantation Human Development Trust select the beneficiaries and no transparency exercised in this selection. As such there is a possibility of occurring the above discrepancies.
- (c) According to the Instructions for Housing Project with regard to beneficiaries it is compulsory to be a registered employee of the estate. Further, as per as the Cabinet decision, houses should be awarded as aid to employee families who are victims of landslides and employees families live in the estate in risky areas. Houses should be awarded for employee families live in other estates on both basis as loan basis and aid basis. Although these instructions are implemented, audit examination arrived out from 25th to 30 November 2019 revealed that houses had been awarded violating the above criterion. Examinations carried out revealed that 8 out out of 370 houses within the Hatton Zone and 06 out of 616 houses within the Nuwara-Eliya zone had been given to none employees of the estate

(d) According to the instructions for construction of houses, beneficiaries should be Identified and lists prepared before commencement of construction of houses. However, an agreement had been entered into with the contractor on 21 December 2016 for construction of per-fabricate project of the Strathodon Division of Strathodon Estate; but beneficiaries had not been identified for these 50 houses even as at 30 November 2019; the date of audit examination.

3.3 Selection of suitable land for Construction of Houses

According to the draft of the Cabinet Decision dated 6 December 2016 with regard to providing ownership of land and suitable housing facilities for the estate community and the Cabinet Decision No අමප/17/2281/739/001-III dated 27 October 2017; it has been informed that it is suitable to select non-cultivated land while selecting land for housing construction contracts with effect from the above date. However, a sample field inspection carried out from 25th to 29th November 2019 revealed that tea cultivated fruitful land approximately totaling 56.475 areas had been uprooted in Hatton and Nuwara-eliya areas. Details are shown below.

(a) Out of 370 houses of 15 Estate Divisions under 8 plantation companies in Hatton area, vegetative propagated land (VP lands) of 25.5 (340x12/160) areas approximately had been uprooted for construction of 40 houses and infrastructure within 2 Divisions under 2 plantation companies and 7.275 (97x12/160) acres approximately had been up-rooted for construction of 97 houses with in 03 Divisions under 02 plantation companies. As such, it was observed that tea cultivated lands totaling 10.275 areas approximately had been uprooted for construction of houses

(c) It was observed that 616 houses had been constructed and under construction within 26 Divisions under 18 estates in Nuwara-eliya area and approximately 46.2 (616 12) acres of tea cultivated land had been utilized for this.

3.4 Preparation of Estimates for Houses

- (a) An estimate had been prepared during 2016 for a cost of Rs.650,000 under Green Gold Houses; but this estimate do not include costs for plinth beams. Therefore it is observed that while the time passes away the walls might be cracked due to condition of soil and wetness and it will be risky to occupy these houses.

Example: - Desford (upper) – House No 13



- (b) It had not been mentioned under Item No.4 of the estimate for Green Gold Houses to use galvanized nails in fixing the roof and due to this weakness, non- galvanized nails had been used to fix the roof and as such these nails had been corroded. Therefore, instances were observed where rain water flows in to the houses through these spots. Example: - Kabaragala Upper Division (Photograph No. 10)



- (c) It was observed that the estates selected for construction of houses are close to Hatton town and some tea estates are in very difficult areas. But, the Ministry had submitted only one estimate for construction of these houses. For example; the same estimate had been used for hilly areas like Nuwara-eliya and Hatton and also for non-hilly districts like Galle. Although housing projects had been commenced in various topographical and difficult areas, it was observed that contractors had abandoned constructions half way and a part of construction had been carried out and abandoned from time to time. Example - project of 30 houses in Castlereep Division of the Osborn Estate, 50 houses Wewendurd project of Fortorf Estate
- (d) It was observed that the estimates for houses are less than the value of standard building estimates prevailing in the construction industry. For example, a comparison of the estimate of the Plantation Human Development Trust for Green Gold Housing Project with the Building Standard Rates (BSR) prevailing in the Nuwara-eliya District revealed that the estimate prepared on BSR rates is 30% higher in value than this estimate, and this position will affect the quality of the constructions.
- (e) Even though the Bill of Quantities had been prepared at a very low price than the standard rates of Government buildings, the value of a house can be increased by obtaining at least the labour contribution from the beneficiary of the relevant house. However nothing is mentioned about the house owner's contribution in the BOQ and as a result the beneficiary had not even clean around the house.
- (f) Only 42 out of 184 houses proposed for the Kotiyagala Estates had been completed. The contract had been awarded on 23 May 2016 and the relevant report from the Landslide Research and Risk Management Division of the National Building Research Institute had been obtained on 08 June 2016 after awarding the contract. It was observed that project plans and specifications had not been prepared taking into consideration those recommendations and as there were defects due to non-compliance with the recommendations, the beneficiaries had not taken over the 42 house completed. It was revealed that expenses had been incurred in excess of the approved estimates.

3.5. Awarding Ownership of Houses

- (a) According to the Cabinet Decision No අම/15/0364/612/012 dated 08 April 2015, priority for awarding deeds for houses should be decided on handing over the line houses used up to then and total recovery of loans on houses provided on aid basis. A physical examination, carried out in respect of 240 houses in 12 Divisions of 17 estates in which houses were provided on loan and aid basis from 2016 to 2017 in Nuwara-eliya revealed that deeds had been awarded to 116 house beneficiaries without recovering the loans and without taking over the line house occupied by and them.
- (b) According to criterion mentioned in paragraph 2 of the Guidelines issued for implementing the project for construction of houses in estates from year 2009 to 2014 to select beneficiaries; new houses should be handed over on agreement to hand over the line houses or temporary sheds etc. . But, a system had not been followed to sign agreement while selecting beneficiaries. As such, a field audit inspection carried out in Nuwara- Eliya District from 25th to 30th November 2019 revealed that 491 houses had been provided for beneficiaries in 22 divisions of 17 estates and of this, old line houses had not been removed relating to 20 Divisions of 15 estates. Therefore, the beneficiary families had not vacated the old houses and continued using them and as a result, these lands could not be used for any other purpose.
- (c) The Minister of Plantation Industries had submitted a Cabinet Memorandum on 31 March 2015 for providing the ownership of the land and a suitable house to estate employees under “100 Day Programme” and by Cabinet Decision dated 06 December 2016, approval had been given for the proposal No. 04 of the above which relates to the priority method for selecting beneficiaries. Accordingly, the beneficiaries identified should have completed repayment of loan; should continue living in the same house and no illegal transfer done to a third party. However, it was observed that the Plantation Human Development Trust had not introduced such criterion and action taken accordingly in selecting the beneficiaries.

3.6 Recovery of Loans

- (a) In terms of Cabinet Decision No. අම/15/1644/739/004 dated 11 November 2015 , a provision of Rs.650,000 to be made for construction of a house and of this , a sum of Rs.340,000 should be a loan at 4% rate of interest and Rs.310,000 should be as a grant. There after approval had been given by Cabinet Decision No. අම/17/0306/739/002 dated 21 February 2017 to make the provision as Rs.1,000,000 per house and of this Rs.480,000 as a grant and Rs.520,000 as a loan. However, as per guidelines prepared by the Ministry in 2017 for construction of houses, it had been mentioned that Rs.494, 000 out of the value of the house is on a loan at an interest rate of 4% and the balance of Rs.506,000 is borne by the Ministry Therefore, a difference was observed in audit between the Cabinet Decisions and the Guidelines. Further, the date from which the Employees Estate Houses Co-operative Societies should commence the repayment of loans to the Ministry had not been mentioned the Guidelines. Further, the date from which the Employees Estate Houses Co-operative Societies should commence the repayment of loans to the Ministry had not been mentioned n the Guidelines or the Agreements. The Ministry is not maintaining formal records regarding recovery of loans and interest thereon and therefore, it was observed in audit that the recovery of loans and interest there on is not properly carried out.
- (b) According to the sample checks carried out in Nuwara-Eliya Zone, the Ministry had entered in to agreements with the beneficiaries stating that a part of the cost incurred for construction of 235 houses on loan basis was given to beneficiaries. But due to the matters shown below it was observed that these agreements are illegal and not valid and further no action had been taken in terms of the Cabinet Decision to recover the loans.
- (i) Although the both parties should sign to be a valid agreement, no person had been signed the agreement on behalf of the Ministry.
 - (ii) The date of agreement had not been mentioned
 - (iii) The details such as the period of payment of loan and the loan installment had not been mentioned.
 - (iv) Legal action to be taken on default of loans had not been mentioned

- (v) Although the beneficiary had agreed to do future maintenance work of the house by signing the agreement, it had not been mentioned that the conditions of the agreement are agreed with.
- (c) Eight out of the sample of 370 houses in the Hatton zone examined had been awarded to non-employees of the estate and therefore it was observed that recovery of those housing loans is difficult. Though the beneficiaries are estate employees; no information available with the Ministry such as the amount recovered from each beneficiary and the amount due with regard to loans and recovery of loans. As a result, it was revealed that the Ministry had not taken follow – up action and necessary action in respect of recovery of loan and interest thereon.
- (d) According to F.R. 501(C) and 502 (b) of the Financial Regulations of Sri Lanka, action should be taken to maintain books and records on all the transactions relating to keeping accounts for loans given to public ; part payments on claims, ensure the recovery of total sum of money without delay in terms of the conditions layed in giving authority for make payments . But, action had not been taken accordingly.
- (e) In terms of Paragraph 9.2 Of The Guidelines for construction of houses up to 31 December 2016; it is the responsibility of the estate authorities and the Estate Employees Co-operative Society to properly recover the dues in every month and send directly to the Ministry prior to 15th day of the following month in order to credit to the Government Consolidated Fund. As the Plantation Human Development Trust is directly involved in awarding houses and selection of beneficiaries and as the Ministry had not properly informed those procedures to the above institutions, it is observed that loan recoveries made are kept with the Plantation Human Development Trust. According to the final accounts shown in the Annual Report of the Plantation Human Development Trust , such loan recoveries not remitted to the Ministry amounted to Rs.30,853,120 as at 31 December 20; Rs.37,747,494 as at 31 December 2016 and Rs.33,251,133 as at 31 December 2017. In addition to the above balance, the Plantation Human Development Trust had stated that they have recovered loans amounting to Rs.4, 974,314 during the year 2018. Even though we have pointed out since year 2016 about the money not remitted to the Ministry, it was observed that the Ministry was able to recover only Rs.7, 472,296 and 2018. As such the money collected on behalf of the Ministry but not received as income by the Ministry as at 31 December 2018 amounted to Rs.31, 020,696 according to the final accounts of the Plantation Human Development trust.

3.7 Remittance of Loan Recoveries to the Treasury

- (a) According to the reports on recovery of arrears submitted to audit by the Director (Development) on 18 July 2018; repayment of loans to the Ministry as at 31 December 2017 amounted to Rs.13, 045,536 and the management charges payable to them but set-off against the money collected by the Plantation Human Development Trust but not remitted to the Ministry amounted to Rs.17,106,132. As such, the total balance recovered as at 31 December 2017 was Rs.30, 151,668. But, only a sum of Rs.17, 620,001 had been credited to the Government revenue for the year 2017. The reasons for the difference and explanations were not forwarded in respect of the sum of Rs.12, 531,657 credited less to the Government revenue in the year 2017.
- (b) Although it had been stated that an interest of 4% is recovered for loans granted for construction of houses, a report on Government revenue and a report on revenue in arrears in terms of Circular No. 261/2017 dated 21 December 2017 of the Department of State Accounts had not been prepared and submitted from year 2011 to 2019.

3.8 Construction of Houses under Indian Government Aid

(a) Agreement of Understanding entered in to with the Indian Government

Cabinet approval has been given by No. 10/0296/739/002 dated 28 February 2018 to enter in to an agreement of understanding with the Indian Government for construction of 10,000 houses. It was observed that there is no such agreement of understanding available with the Ministry even as at 09 July 2020.

(b) Payment for Supervision of Houses Constructed Under Indian Assistance.

The Cabinet approval had been obtained for Payment of 1.5% of the total value to the Plantation Human Development Trust from the Government provisions based on the progress of the project in respect of supervision primary activities of the project for construction of first 4,000 units of houses proposed to construct in the country with the assistance of the Indian Government. The Internal Audit Query dated 06 March 2020 had observed that out of 4,000 units of houses, the stage I consists of 1,057 houses and 699 of this had been handed over to the beneficiaries as at 31.12.2019; and that infrastructure had not been provided for

315 houses; and that no activity had been carried out in respect of 43 units of houses in the Dunseenan Nort Estate. It had been further observed by the Internal Audit that, of the 2943 units of houses under the stage II construction of 1,053 had been completed but had not been handed over to the beneficiaries and infrastructure had not been provided; and that sites had not been selected and prepared with regard to 222 houses. Therefore, the amount payable to the Plantation Human Development Trust amounted to Rs.32,263,200 as shown below where as a sum of Rs.34,997,000 had been paid without proper supervision and an overpayment of Rs.2,733,800 had been observed as at 31 December 2019.

As at 31 December 2019

Units of Houses	No. of Houses Proposed	Houses completed and handed over to the beneficiaries	Houses completed, but not handed over to the beneficiaries and not provided with infrastructure	No. of houses for sites not selected or not prepared	Total
Stage I	1,057	699	315	43	
Amount payable to the Plantation Human Development Trust for providing facilities and co-ordination for stage I		1,120,000x699x1.5%= 11,743,200	1,000,000x315x1.5%= 4,725,000	-	16,468,200
Stage II	2,943	-	1,053	222	
Amount payable to the Plantation Human Development Trust for providing facilities and co-			1,000,000x1053x1.5%= 15,795,000	-	15,795,000

ordination for stage II							
Total Rs.						32,263,200	
Amount paid Rs.						34,997,000	
Amount overpaid Rs.						2,733,800	

- (i) The Cabinet approval had been obtained for payment of 1.5% of the total value of the project to the Plantation Human Development Trust from the Government provisions based on the progress of the project for construction of 5,000 units of houses under the Cabinet Decision No. අමස/19/2239/124/002-I dated 20 August 2019. However , a sum of Rs.10 million had been paid to the plantation Human Development Trust on 08 November 2019 uneconomically even though primary works such as agreement on No. of houses, allocation of land and preparation of plan had not been done.
- (ii) As per cabinet approval given for the Cabinet memorandum dated 18 January 2016, the zonal plantation companies should spend a sum of Rs.30,000 per house for the primary works to commence the construction of houses under Indian assistance and after the construction of houses, the Ministry should spend only for providing infrastructure for the houses. However according to the sample checked, the Ministry had paid a sum of Rs.355,835 for survey the lands of 03 estates in contrary to the Cabinet memorandum.

3.9 Award of Contracts for Construction of Houses

- (a) The approval of the Cabinet had been received through No. 06/2238/0/004 dated 30 November 2006 to obtain assistance for management on payment of a charge to the Plantation Human Development Trust. However, it was observed that the Plantation Human Development Trust had involved in selection of contractors, making payments to contractors in addition to the supervision of contracts under housing projects implemented by the Ministry in contrary to the above approval and procurement procedure. But, there was no agreement even between the Ministry and this institution.
- (b) After giving provisions by the Ministry the Plantation Human Development Trust enters in to an agreement with the Estate Co-operative Societies of the respective plantation company to complete the works at the estimated value as per the Bill of Quantities (BOQ) prepared within the provisions. According to the Article of the Estate Co-operative Societies, they can give their contract to sub- contractors. As such, all the above contracts had been given on sub-contracts by the estate Co-operative Society. The Plantation Human Development Trust had not examined the capability of the sub- contractors in completing the works and field inspections revealed that the contracts which should have been given to the contractors

registered with ICTAD had been carried out by contractors not adequately capable and persons not even registered as contractors.

- (c) The Plantation Human Development Trust had entered in to agreements with the Co-operative Societies and these projects of the Ministry had been entrusted to these Co-operative Societies and the Societies had given these works on sub contract without examining the capability of carrying out contracts. Therefore it was observed that housing projects over Rs.ten million for a year had continued to be given to contractor deviating the procurement procedures. Those deviations were, improper bid invitations, awarding contracts without obtaining bid bonds and performance bonds.
- (d) According to Procurement Guidelines and Paragraph 3.9.4 of Procurement instructions, contracts totaling over Rs.Two million should not be given to Co-operative Societies and the total number of contracts carried out by a co-operative society with in a certain period should not be more than three. HOWEVER, Plantation Human Development Trust enters in to agreement with Estate Employees Co- operative Societies on behalf of the Ministry for carrying out all the construction contracts implemented by the Plantation Human Development Trust. As such it was observed that the limits shown in the Procurement Guidelines had been exceeded. Further, an approval obtained for entering in to agreements with the Co-operative Societies by the Plantation Human Development Trust which is external institution; on behalf of the Ministry was not furnished for audit.
- (e) The Co- operative Society of Strathodon Estate had awarded the contract for construction of 100 per-fabricated houses for Rs.100,000,000 in Fruitwill Division and Strathodon Division of the Strathodon Estate owned by the Watawala Estate Co-operative Society to a private company which had registered on 09 December 2016. (Construction to be completed within 06 months). But no audit evidence available to ensure that this project had been awarded following competitive price comparison system complying with the Procurement Guidelines No. NPA/CEO/18 dated 25 January 2006 so as to get maximum effectiveness to country.

Also there was no evidence available to ensure that the Estate Co-operative Societies had complied with the procurement procedures in awarding of any of the contracts.

- (f) According to the agreement entered in to by the Estate Co-operative Society with the private company on 12 January 2018 relating to per-fabricated houses, all 100 houses should be constructed under pre-fabricated system. However, 50 houses had been constructed combining both the pre-fabricated system and the normal construction system.

3.10 Loss to the Government on the Contract for Kotiyagala Housing Project.

- (a) The tender for construction of 184 houses of the Kotiyagala Housing Project Had been awarded by the Ministry to the contractor who had forwarded the fifth minimum price without taking in to consideration the fourth minimum price, in non-transparent manner and also the pre qualifications of the contractor had not been examined. Further, the date of commencement and the date of completion, conditions relating to the charges for delay and the value of the agreement had not been mentioned in the agreement entered in to with the contractor on 23 May 2016.
- (b) The Deputy General Manager of the Kotiyagala Estate had informed that only 42 out of 184 houses have been completed and that the contractor had abandoned the construction of the balance houses after June 2017. The maximum amount payable to the contractor for the 42 houses completed was Rs.26,830,910. But the amount paid to the contractor for the project as at 31 December 2018 was Rs.40,443,527. Accordingly a sum of Rs.13,612,617 had been over paid. Without carrying out supervision advances had been paid to the contractor even before doing primary works for commencement of constructions. Also action had not been taken to extend the date of the performance bond before the date of expiry. As such, it was observed that the above over payment has become a loss to the Government. It was also observed action had not yet been taken to recover this loss.

(c) The beneficiaries had not taken over the above 42 houses due to the defects available and an agreement to the value of Rs.7 million had been entered in to with another institution on 10 September 2018 to rectify the defects pointed out by the beneficiaries and the works should be completed before 15 November 2018. This agreement also had been entered into in a non-transparent manner and without following the procurement procedure. A sum of Rs.1,277,145 had been paid to this company as at 31 July 2019 and as such, a sum of Rs.41,720,672 had been paid for this project and it was also observed that a sum of Rs.14,889,762 had been spent in excess of the provision. The Cabinet approval had not yet been obtained for the payment in excess of the provision and in addition to the above loss; this payment in excess of the provision also had become a loss to the Government.

3.11. Payment of Money to the Contractors

- (a) It is pointed out by the audit observations for the year 2015 that the Accounts Division directly issues cheques to the Officers of the Development Division. If the cheques obtained by the Development Division are sent by post or by hand a register should be maintained in terms of Financial Regulation 388 in respect of all the cheques issued to the Plantation Human Development Trust. The register should include the date of the cheque, cheque No., paying bank, receiver of the cheque, the value, Voucher No., the date the cheque sent, date of acknowledgement, and initials of the officer in charge of handing over cheques. However, a register as shown above had not been maintained for the cheques issued to the Plantation Human Development Trust.
- (b) Interim bills of the selected contractors should be paid based on the measurements prepared jointly by a Technical Officer and the relevant contractor and these jointly prepared measurement sheets should be cross checked with the bills before making payments. But, this procedure had not been followed.
- (c) According to Cabinet Decision No. ୧୦୩/17/0306/739/002 dated 01 March 2017, the maximum amount allocated for a house was Rs.1,000,000 in respect of construction of 100 pre fabricated houses in the Strathedon Estates and the agreement had been entered in to on 19 December 2016 and the constructions should be completed within 6 months. However,

in contrary to this, the above provisions had been increased to Rs.1,030,000 and the payments made on the approval of the Secretary to the Ministry given on a request made by the Plantation Human Development Trust and the certificate of the Project Engineer. Out of this 100 houses, 50 had been completed and handed over on 07 January 2019 and a sum of Rs.47, 065,717 had been paid this as at 31 December 2019 on the approval of the Engineer. The relevant retention money amounted to Rs.2, 214,815. But charges for delay had not been recovered.

- (d) The Ministry had made payments for the bills submitted for constructions carried out by the sub-contractors under the supervision of the officers of the Plantation Human Development Trust and the cheques had been written in the name of Plantation Human Development Trust instead of writing in the name of the contractor and as such there had been a big delay in receiving money by the contractors. Sample checks carried out in Hatton and Nuwara-eliya from 01 June 2018 to 30 May 2019 revealed that out of Rs.204.62 million released by the Ministry for the contactors, only a sum of Rs.105.03 million had been released to the contractors. Accordingly it was observed that contractors capability had weakened due to the above and as a result, constructions had been delayed; had not carried out to the proper standards and the Government money released had been misused

3.12. Payment of Management Fees

Since the commencement of the housing project, construction of houses is implemented and supervised by the Plantation Human Development Trust and a management fee of 6% is paid for this. Further according to Paragraph 10 of the Instructions for Construction of Houses; 3% to the Plantation Human Development Trust, 1% for Technical Officers, 1% for Estate Employees Co-operative Societies and 1% for technical assistance of the Ministry totaling 6% is released as management charges. As such, a sum of Rs.45,781,306 had been paid as 6% management fees only in year 2018 and a sum of Rs.53,650,870 had been paid in year 2019. However, there was no approval for payment of management fees and also there was no agreement with the Plantation Human Development Trust or Estate Co-operative Societies to pay management fees for supervision of projects.

3.13. Observations on Construction of Houses.

An audit examination was carried out in December 2017 in respect of housing constructions from year 2014 to year 2017. Further audit field inspections were carried out from 25th to 30th November 2019 in respect of constructions from year 2016 to 2019. These field inspections covered a sample of 56% representing 616 houses in 26 Divisions under 18 estates out of 1,105 houses in 49 Divisions under 43 estates in the Nuwara-eliya zone and also a sample of 22.3% representing 370 houses in 15 Divisions under 8 estate companies out of 1,668 houses in 70 Divisions under 10 estate companies in the Hatton zone. The following matters were observed at these audit examination.

Action had not been taken to consider the extent and the condition of the land and suitably locate the housing plan in the land according to the NBRO reports submitted by the National Buildings Research institute based on the topography of the land. Further, safety measures also had not been taken. Therefore it was observed that there is a risk of having damages to the occupants. Further, there is a risk of achieving goals as the effectiveness of the cost incurred is limited due to the houses becoming unusable within a short period. Examples are shown below.

- “Stair” houses had been opened to occupants in 2016 and the toilet of house No. 05 had been constructed keeping only a distance of 2 $\frac{1}{2}$ Feet from a steep slope about 12 feet. Due to this, the foundation of the toilet began to crack and sink. Although there was enough room available to the left side where the toilet was constructed, action had not been taken to revise the plan accordingly or to built a retaining wall.



- The Hootwill Fankatan Township houses have been opened to occupants in year 2016 and the right side wall had been constructed 2 feet away from the steep slope about 10 feet. About 5 feet cracks were found in 2 places of the wall and the foundation begun to sink. As such, it was observed that occupying the house is risky. Although further 6 feet land available to the left side, action had not been taken to construct the house using the left side available and also a retaining wall had not been constructed for the steep slope.



- The Hootwil-Fankatan Township houses have been opened to occupants, but House No. 57 had not been occupied. The oven and the chimney of this house had been constructed leaving 3 feet from the steep slope about 12 feet. It was observed that there is a 12 feet crack above the chimney wall and separated from the wall connected to the Kitchen. Therefore, it was observed that occupying these houses is risky. But the oven and the chimney of the kitchen could have been constructed back of the kitchen, (to right side to the present place), and attention had not been paid to this alteration and action had not been taken to locate the house to suite the topography of the site. Further, action had not been taken even to construct a retaining wall for the slope area.



- The report No. NBRO/31/NE/NED/SPI/6124 dated 17 March 2017 issued by the National Buildings Research Institute in respect of the Radella (Upper) Part. states that it is compulsory to take necessary action to avoid soil erosion and establish a heavy rain water management in the land. Although it has been stated that rain water should be removed through drains in order not to absorb to the earth; action had not been taken to construct the drain system.
- Three houses constructed under 25 houses project of Sent Coombs (Lower) part is in very risky condition and it was observed that there is a difficulty in constructing access roads to 02 houses.



- According to the sample checked, the Shin (Pundalu Oya) estate housing project had been vested with people on 10 August 2019 and the drain system also had been constructed. But the manhole had not been covered.



3.14 Constructions Carried out Using Sub-standard Raw Materials

- (a) Government buildings should be constructed using building materials having SLS certificates and it should be mentioned in the BOQ. But, the Bill of Quantity prepared does not include the standard of raw materials to be used and the prices offered are 24% less than the Government approved building rates and obviously had used sub-standard raw materials. It was observed that sub-standard door locks, tiles, electrical appliances and PVC water pipes had been used. Laboratory confirmations had been received to prove the cement block and iron rods examined at the physical examination in December 2017 in Nuwara-eliya District are sub-standard. Therefore, it was further confirmed that the raw-materials used for these construction were sub-standard.



(b) According to the plans approved and the Bill of Quantities prepared the height of the foundation at any place of Sri Lanka is 1½ feet. But it was observed that this height is not absolutely adequate for hilly areas such as Nuwara-eliya and due to the foundations were not strong enough, several houses constructed in slope areas had been slightly sunk. Further, instances were observed where big size metal of 24”x18” had been used for foundation instead of 6”x9” metal and where rubble packing not done. Accordingly, the construction works are not up to the standard.



(c) Although the width of the foundation should be 1½ and the height too should the 1½ , instances were observed at physical verification of houses under construction; where the width of the foundation as 1 and the height was 1 (eg:- Maussakele Housing Project, Gawarawila Housing Project) and some other instance were observed where the span between two stripes relating to concrete posts was 12-14 instead of 8 (eg :- Maussakale Housing Schem , 1 houses of Venture Estate). Therefore, the physical inspection revealed that supervision had not been carried out hill constructions are in process.



(d) Several instances were observed where metal dust had been used for plaster instead of sand and physical inspections revealed that houses had been plastered using mud mixed sand instead of Mahiyangana sand.



- (e) Due to submission of very low rates, sub-standard tender wood had been used to make doors and windows and several instances were physically observed where those doors and windows were gone off-shape, bitten by weevils and there were gaps between wooden planks.



- (f) As it was not possible to pay an adequate salary to masons inexperienced masons, had been engaged in construction of houses. Therefore, non-straight walls, overhanging lintels due to incorrect setting of shutterings, improper plastering, major leakages through chimney, plastering not up to the 16 MM requirement were observed in audit.



(g) The strength of the concrete used for construction had never been subjected to a laboratory test and instances where concrete not properly mixed and not up to the standard were observed in physical audit examinations. Eg- 25 Houses Project of lower part, 25 Houses Project- Henfold (Glen Eagles) part.



(h) Estimates for construction of drain system and walls, preparation of water/ electricity systems had been submitted to the Ministry for approval, only after completion of construction of houses. It was observed that constructions had been flooded and had faced a great risk. That wall had been collapsed and that houses had not been occupied due to non-availability of water and electricity before receiving the above approval from the Ministry. Further it was observed that other infrastructure also should be commenced simultaneously with the construction of houses



(i) Construction of houses had been awarded to persons or contractors with no adequate financial and physical resources and therefore it was observed that several projects had been half-way abandoned for over a number of months. Of such projects, foundation had been completed and wires fixed for concrete posts remained idle, open to rain water for a number of months and corroded. (Eg:- Lethent 15 houses project, Thalawakele 20 houses project)

(j) House No.15 of Shin (Pudalu-oya) estate housing project was examined under the sample checked and it was revealed that the floor had been cracked and had to re-do the same. It was further observed that metal dust had been used for plastering the floor and it had cracked at some places. It was also observed that 100 ft. of floor area of houses No.8 of Desford (lower) had not been properly compact.

(k) The following matters were observed in respect of the standard of the 50 prefabricated houses constructed by the Global Community Development (Pvt) Company in the Foot Weel Division of the Strathodon Estate.

i. Physical measurements done by audit revealed that the hight of the walls of the houses completed is not agreed with the plan and the bill of quantities (BOQ) submitted with the agreement. Details are shown below

Hose No.	Hight of the front wall with the Main Door of the house (M.M)	Hight of the side wall of the house (M.M)	Hight according to the plan	
			Hight of the front wall (M.M)	Hight of the side wall (M.M)
19	2610	3100		
21	2470	3320	2850	3410
23	2540	3360		
25	2550	3390		

ii) Prefabricated panels had been fixed with the foundation using iron and not with nuts and therefore sustainability of the houses is doubtful. As the pre fabricated panels had not been

properly fixed according to the plan and as such it was observed in audit that the house constructions had been carried out non-systematically and without proper supervision.

(1) An agreement had been entered in to with the contractor on 21 December 2016 in respect of project for construction of 50 prefabricated houses, Strathodon Division of the Strathodon Estates. However, out of the 50 houses of the estate, foundation had been layed only for 13 houses and 2 prefabricated houses had been completed within the area. A physical examination carried out on 27 November 2019 revealed that these 2 houses are not as per plan and that there are deviations from the standards.

- According to the plan, foundations for toilets should be within plainth beam. But , as at the date of physical examination, foundations for toilets had not been layed regarding 13 foundations completed as at that date
- Although strips should be tied with a span of 7''; it was observed that the strips of wires used for the foundation had been tied with a span of 12''
- According to the plan, the floor area of the house should be 26'- 10''x 21'-2'', However, 2 foundations measured as a sample revealed that the floor areas were 25'-9'' x 21'-2'' and 25'-2'' x 20'-11''. Further, according to the plan the ground foundation should be 4'' from the plainth beam where as it was 3'' and, it is observed that it is not according to the plan.
- It was observed that a prefabricated panel brought to the site for construction of houses had remained unfixed, cracked and was in a very poor quality.

3.15 Performance of the Project

3.15.1 Progress of the Project

There were non-agreements among Action Plan for the year 2018, Performance Reports submitted to the Parliament for the years 2017 and 2018 and estate - wise Detailed Progress Reports submitted for audit as shown below. Therefore, it cannot be satisfied in audit about the correctness of these reports.

- (a) It was proposed by the Action Plan for the year 2018 to construct 1500 houses under the two stages of the Green Gold Housing Project. The proposed No. of houses shown in the Performance Report was 1566 and it was 1136 as shown in the progress report.
- (b) According to the Performance Reports for the year 2017, the No-of continuation houses as at 31 December 2017 was 2543, where as the No. of continuation houses as at 01 January 2018 was 2567 as per the Performance Reports for the year 2018. But, in the Action Plan for the year 2018, provisions had been made for 3325 continuation houses as at the beginning of the year and according to the progress reports number of continuation houses as at 01 January 2018 was 3345.
- (c) According to the Progress Report for 2018 the No. of houses completed was 1458; but according to the Performance Report the No. of houses completed was 936.
- (d) The total No. of houses of stage I of the Green Gold Houses Project shown in the Progress Report was 571. But the actual total was 323.

3.15.2 Abandoned Constructions

- (a) A project of 50 houses had been commenced in year 2017 in the Fotof Estate of the Wewendard Housing Project which is situated 17KM away from Pussellawa-Nuwara-eliya main road. But, none of the houses had been completed even as at 27 November 2019; the date of audit examination and it was observed that certain houses are overgrown. Only the roofing sheets had been fixed without making walls in respect of 30 houses and neither making walls in respect of 30 houses and neither making walls started, nor, the floor concreted and works completed in respect of 17 houses. It was observed that after the first contractor abandoned the contract 07 contractors had accepted the project at several instances but had abandoned the work at various stages without completing the constructions

(b) A project of 30 houses for disabled persons had been commenced in Castlereep Division of Osbone Estate under Bogawanthalawa Estate co-operative Society during the year 2017; but no houses had been completed even as at 27 November 2019 ; the date of Audit examination. It was observed that; out of the 30 houses , 15 houses had been completed up to roof level and 15 houses had been completed up to columns level and thereafter the construction works had been abandoned

(c) According to the Audit Query dated 25 June 2019 of the Internal Audit division, 298 houses of Hatton Zone and 156 houses of Nuwara-eliya Zone had not been completed even as at the date of Audit Query; even though the construction as at the date of Audit Query; even though the construction works had been started during 2015, 2016 and 2017.

3.15.3 Utilization of Houses by Beneficiaries.

(a) Although the projects commenced in 2015, 2016 and 2017 had been completed and final payment also had been made, these houses had not been handed over to the beneficiaries even as at 25 June 2019; the date of the Audit Query of the Internal Audit Division. Therefore, the Ministry had to spent to repair these houses again and as there was no benefit on money spent up to date , it was observed that the objectives of the project has not been properly achieved.

(b) There were weaknesses of the method selecting the beneficiaries on requirement basis and sample checks carried out in Nuwara-eliya area revealed that the beneficiaries to whom 03 houses valued at Rs.2,300,000 were awarded had not occupied these houses, but given to other parties on rent. As such, it was observed that the selected beneficiaries not necessarily needed these houses.

(c) As the Ministry officials had not supervised these projects after awarding the houses, the general public were not benefitted compared to the expenditure incurred; because these houses remained unoccupied even as at 30 December 2019 and also the Ministry had not supervised the situation and taken follow-up action . Therefore, it was observed in physical examination that government money had been wasted. Details are shown below.

- A field examination was carried out from 25th to 30th November 2019 in respect of houses constructed and awarded to beneficiaries and it was observed that 235 houses had been awarded to beneficiaries and of this; 153 houses valued at Rs.140,359,085 i.e . 65% had not been occupied by the beneficiaries for periods ranging 01 to 15 months.
- In Nuwara-eliya area, 491 houses had been constructed and awarded to beneficiaries from year 2016 to 2019. It was observed in audit that 128 houses of this, constructed at an expense of Rs.108, 750,000 representing 26% had not been occupied by the beneficiaries for periods ranging 03 years to 3 months.
- Estate housing project constructed in the Henfold- Glenegls Estates under Green Gold Housing Project had been vested with people on 15 September 2019. But, in relation to house No. 13; the toilet pit had only been dug and not covered safely and although the toilet walls constructed; the respective fittings not fixed. It was observed that beneficiaries had not occupied even as at 28 November 2019, the date of audit examination.

3.15.4. Utilization of Houses Constructed Under Indian Assistance.

The Internal Audit Query states that this 4000 houses had been implemented under two stages and Stage I consists of 1,057 houses and stage II consists of 2943 houses. It had been observed by their examinations that 1,057 units relating to Stage I have been completed. But awarding of completed houses to beneficiaries and occupying the houses were in a very weak level as shown in the following table.

Name of The Estate	No. of Houses Completed	Date of Award to Beneficiaries	Date of Physical Examination	No. of houses occupied as at that date
Bogawana	153	24.02.2019	07.12.2019	45
Bogawanthalawa Budwel				
Dunsinus Pantry	158	12.08.2019	09.12.2019	111
Dayagama West	150	21.01.2019	08.12.2019	62

3.15.5. Economic and Social Impact

- (a) The functions and activities of the Ministry included creating of new villages and cities with a view of developing houses and infrastructure for the landless people employed in the government and private plantation companies. But, presently, instead of creating villages and cities; 07 perches per beneficiary had been given out of additional lands available in the same estate extraneous to lands allocated for line houses. The Technical Officer had disclosed that in addition to the land for the house, at least 12 perches per beneficiary is needed for infrastructure facilities. Accordingly, it was observed that 1,312 acres had been lost for cultivation purposes. Further it was observed that lands available for cultivation decreases gradually due to the above situation. Details of lands lost for tea cultivation are shown below.

	District	No. of houses completed as at 31.12.2019	No. of houses proposed to construct by 2019 and under construction	Total No. of houses completed, proposed to complete and under construction as at 31.12.2019	No .of acres of land utilized
Under Government Provisions	Nuwara-eliya	982	570	1,552	116.4
	Hatton	927	1,012	1,939	145.42
Under Indian Assistance	Nuwara-eliya Hatton	1,481	12,519	14000	1050.00
Total				17,491	1311.82

(b) The sample examined within the Nuwara-eliya District revealed that 10 families lived in line houses No. 3 constructed near Namagal Vidyalaya, Elamulla, Kabaragala under Kabaragala (Lower Division) Estate Housing Project had been removed from there and given 10 new houses based on the report of the National Building Research Institute and the order given by the District Secretary. But action had not been taken to demolish the damaged line – houses in which the removed families lived. The field examinations carried out revealed that due to the above reason , 17 members of 04 families lived somewhere else had occupied these 04 line-houses. Therefore, it was observed that the parties responsible had not taken action on the future life threats to be faced due to occupying damaged line houses.



- (c) At the commencement of the project, 7 perches land with houses had been surveyed and plans prepared. However, 370 houses awarded to beneficiaries were examined by Audit and it was observed that there were no boundary posts at most of the places. Further, it was observed that soil heaps are leveled with the intention of encroaching the land over the 07 perches given and as such there is a possibility of soil erosion resulting in having landslides.

3.16 Other Observations

- (a) Although recommendations of the National Buildings Research Institute have been obtained prior to implementation of all the projects, it cannot be satisfy in audit that these recommendations were adhered to. Further, after the houses are constructed the approval of the Divisional Secretary's Office should be obtained before occupy the houses to the effect that the constructions were carried out complying with the recommendations of the National Buildings Research Institute. But, it cannot ensure that such approval has been obtained.
- (b) According to Paragraph 01 of the Duty List given to the Plantation Community Communication Facilitators enrolled to the Ministry; the duties entrusted to them are, observation of field activities of the housing projects of estates to which they are attached and implemented under Ministry provisions and other financial provisions Provisions of the Indian Government); collection of information; studying; examination of construction works; submission of recommendations at proper times to make payments etc. But, the

field inspection carried out by audit revealed that there was no evidence to confirm that they have supervised or assisted those projects.

- (c) These officers had been recruited for posts exclusive for the Ministry and their salaries are paid by the Ministry. But action had not been taken to get done the above activities through these officers and also to make aware the estate community, to identify their problems by having discussions with them. Instead, these officers had been attached to Divisional Secretaries offices and Urban Councils and entrusted with duties (files related work) other than the field work.

4. Recommendations

4.1 Tea cultivating lands should not be selected for construction of houses.

4.2 The land itself the line-houses are located should be utilize for construction of houses and flats with a community hall and the houses constructed in estates should be given only to the employees of the estate and only for the period serving. Through the above procedure the rejection of occupying the houses as well as employment in estates can be minimized. Also action should be taken to protect the tea cultivating lands.

4.3 Action should be taken to select only the employees of the estates to provide houses constructed.

4.4 Creation of new villages and cities for land-less people being one of the function of the Ministry and under this provision houses can be given to the employees even after their retirement. Permanent houses can be constructed outside the estates as flats and also a community hall and a small size common farm area can be provided for these families to keep their live-stock. So that rejection of occupying these houses by them can be minimized and objectives of the Ministry also can be achieved.

- 4.5 The Ministry officials should ensure that the beneficiaries are selected according to correct criterion and at the same time the basis of loan should be explained to them and should enter into agreements with them indicating the necessary conditions.
- 4.6 Engineers estimate should be prepared based on BSR for each and every province and the quality of the raw materials to be used should be clearly indicated in the BOQ.
- 4.7 Awarding of tenders and payment of money to contractors should be done direct by the Ministry in respect of all the construction adhering to the Procurement Guidelines. The Plantation Human Development Trust should be engaged to get assistance to co-ordinate with estate authorities, consultancy services and supervision.
- 4.8 After obtaining the recommendations of the National Building Research Institute, constructions should be planned accordingly and the Ministry should supervise and ensure that the constructions are carried out as per the plans.
- 4.9 Out of the value of a house, the beneficiary's labour contribution should be obtained at least to the value of a part of the expenses of first stage (preparation of site and access roads) and get properly supervised by the Technical Officers of the Ministry and the Consultancy Company of the Plantation Human Development Trust.
- 4.10 Interim bills and final bills of the selected contractor should be paid based on the measurements prepared jointly by a Technical Officer and relevant contractor and these jointly prepared measurement sheets should be cross checked with the bills and obtained the recommendations of the Consultancy company and should be paid after obtaining the approval of the Ministry.
- 4.11 Final bills should be paid after the works completed report obtained from the contractor and the completing report by the Consultancy Company. Further, before releasing the retention money, a report on identified defects should be obtained from an officer of the Ministry and get rectified the same.

- 4.12 All the performance bonds and surety bonds should be submitted with the final bill.
- 4.13 The Ministry should properly maintain books and records in terms of Financial Regulation 501 (c) and 502 (b) in respect of recovery of loans so as to identify separately the loans recovered and the loans recoverable from each beneficiary. When the loans are fully recovered it should be informed to the respective beneficiaries to make them aware that there is no more recoveries from their salaries.
- 4.14 In addition to the responsibility of providing management services: the Plantation Human Development Trust is fully engaged in implementing the project for providing housing facilities to the estate community by selecting beneficiaries , awarding contracts and making payments etc. Taking into consideration the availability of Technology Officers with them relating to construction works; the special ability in co-ordination works between the estates and the Ministry and the spreading over all the areas; this institution gazetted under the Ministry should be re – established as a Government institution obliged to follow Government laws and rules, because presently the control power is not with the Government.
- 4.15 Establishment of a new authority in addition to the Ministry to carry out the same functions is not practicable and as such this should be subjected to review.

Sgd./W.P.C. Wickramaratne
Auditor General

W.P.C Wickramaratne

Auditor General

27 July 2022

Cabinet Memorandum		Cabinet Decision		Observations of the Ministry of Finance	Others
Date, No. and title	Description	Date and No.	Description		
1.Plantation Human Development Trust					
30 November 2006	The Ministry of Youth Empowerment and Social Economic Development has been established on 25 August 2006. The Cabinet Memorandum states that it is expected to obtain services for the programmes of the Ministry through Human Plantation Development Trust which was gazetted under the Ministry by the President	01 December 2006 06/2249/240/005	Approval had been given for the Memorandum		
2. Land slides and high risk areas- 100 days					
2.1) 02.03.2015	Cabinet Memorandum had been submitted to the	18.03.2015 15/0187/626/003	It had been decided to give approval to	The observations of the Minister of Finance in	Meeriyabedda was considered as a special

<p>03/2015 Construction of houses to estate community in landslides and high risk areas under 100 days programme</p>	<p>Cabinet seeking approval to construct 300 new house as a part of the 100 days programme at a unit cost of Rs.1.2 million for the estate community live in land slide affected and high risk areas</p>	<p>implement housing programme proposed by the memorandum after taking into consideration the observations of the Minister of Finance and the Minister of Resettlement, Reconstruction and Hindu Religious Affairs</p>	<p>respect of the memorandum had been shown on 18.03.2015 as follows. 1) It is agreed to provide housing facilities to persons displaced due to natural disasters and the unit of a house under the housing programmes presently funded by the government should not exceed Rs. 500,000 2)Therefore it is proposed to implement the programme within the estimated budget of Rs.200 million for the year 2015 complying with the National Housing Policy</p>	<p>incident of natural disaster (observations of the Minister of Finance dated 06.04.2015 and 19.12.2019 were not furnished for audit)</p>
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<p>2.2) 06.04.2015 and No. 5/1/019 (Ministry of Estate Infrastructure Development) Housing Programme simultaneous to Government 100 days programme for</p>	<p>Explanations of the Cabinet had been expected by the memorandum to construct 300 houses at Rs. 1.2 million per unit for families affected by landslides on full grant basis</p>	<p>12.04.02015 15/0412/626/003-1 (08.04.2015)</p>	<p>It had been stated that the Cabinet had given approval for the memorandum on 08.04.2015 subject to the following conditions. 1.Reimbursement of cost incurred for 4000 Indian houses construct based on Treasury advances</p>	<p>Observations of the Minister of Finance not submitted</p>	<p>fulfilling the requirements of the displaced persons. 3)However it was agreed as a policy to construct one unit of house at an expense of Rs.1.2 million for displaced families</p>
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<p>estate community affected by landslides and fire and also live in high risk areas due to land slides</p>			<p>2. It had been stated that priority should be given to families live in high risk areas for landslides; houses completely damaged by fire and temporarily live in public places like schools, temples and community centres or families with schooling children and pregnant mothers.</p>		
<p>3.Construction of Nawajeewana Houses</p>					
<p>3.1) Memorandums and decisions for Nawajeewana houses from year 2010 to 2014 were not submitted to audit</p>					
<p>3.2) 02.11.2015 No.</p>	<p>The memorandum had been submitted seeking</p>	<p>19 November 2015 and No.</p>	<p>According to the Cabinet decisions,</p>	<p>Observations of the Minister of Finance dated</p>	

<p>CM/02/2015</p> <p>Seeking approval for increase of provisions for construction of new houses to estate plantation sector</p>	<p>Cabinet approval for a provision of Rs.650,000 per house and of this Rs.340,000 as a loan at an interest 4% to recover over 15 years and Rs. 310,000 as a grant</p>	<p>අංශ/15/1644/739/004 (11 November 2015)</p>	<p>the Secretary to the Ministry was directed to find out possibility of obtaining assistance from the regional plantation companies for construction of houses as per the last paragraph of the observations of the Minister of Finance. Subject to the above, approval had been given for the memorandum.</p>	<p>02.11.2015 were not submitted to audit”</p>	
<p>3.3)22.12.2015</p> <p>National Action plan for upgrading social status of the estate community.</p>	<p>The memorandum for a National Action plan for upgrading social status of the estate community was not submitted to audit.</p>	<p>21.01.2016 No.16/0007/739/001 13.01.2016 (Cabinet decision dated 18.11.2015 and the memorandum No.15/1510/739/002 of the Ministry were not</p>	<p>After discussing the memorandum with the observations of the Minister of Finance, the following decisions had been taken.</p>	<p>Observations of the Minister of Finance dated 02.12.2015 were not submitted to audit.</p>	

			submitted to audit.	1. Approval given to implement the National Action Plan 2016-2020 for upgrading social status of the estate community. 2. Direct the Secretary to the Ministry to take action to ensure that the activities of the relevant action plan to be completed within 05 years as per the revision.		
4.Green Gold Housing Project (From year 2017)						
06.02.2017 CM/02/2017 Construction of	No	Cabinet approval had been sought to increase the provision per unit from	01.03.2017 17/0306/739/002 (21.02.2017)	Cabinet approval had been received for the memorandum	The Minister of Finance had given the consent on 17.02.2017	

houses for Estate Community.	Rs.650, 000 to Rs.1,000,000; to provide the above sum as a grant of Rs. 480,000 and a sum of Rs.520,000 as a loan to recover from the beneficiaries within a period of 15 years; to give the total cost of a house as a grant for families affected by landslides and living in high risk areas for landslides and given notice to vacate the area.				
5. Awarding the true ownership of a house with the title for land.					
5.1)31.03.2015 10/2015 Ministry of Plantation Industries (Implementation of 100 days programme for awarding true ownership of a	1. The Cabinet approval had been sought by the Cabinet Memorandum to give title deeds to beneficiaries; to get release the lands own by the Janatha Estate Development Board and the Sri Lanka State Plantation Corporation by	23.04.2015 No.15/0364/612/012 (08.04.2015)	According to the Cabinet decision, approval had been granted to the proposal of the memorandum as a policy, and the Secretary to the Ministry of Plantation Industries	In relation to the memorandum, Minister of Finance had informed that the Secretary to the Ministry of Plantation Industries should submit a detailed report to the Cabinet including the following information. i. No beneficiaries	

<p>house with the title for land.)</p>	<p>obtaining approval from the Treasury and the Regional Planation Company; carry out proper survey through Department of Survey; with the approval of Board of Directors the Janatha Estate Development Board and the Sri Lanka State Plantation Corporation to hand over these lands to the Land Reform Corporation.</p> <p>2.To maintain a register of a land bank to ensure the ownership of 07 purchase land for estate labourers</p> <p>3.To stop illegal transfers by re-transferring the houses illegally vested</p>		<p>was directed to submit a report to the Cabinet through the Minister in respect of the matters pointed out by the Minister of Finance.</p>	<p>identified in relation to these lands.</p> <ul style="list-style-type: none"> ii. System of selecting the lands for vesting. iii. Present ownership to the lands iv. Location of the lands. v. Documents to be submitted on vesting lands. vi. Mechanism of implementing the programme. 	
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	<p>with a third party through Estate Employees Co-operative Societies.</p> <p>4. To select the beneficiaries according to the following priority system</p> <ul style="list-style-type: none"> a) Persons affected by natural disasters. b) Persons still live in that house without illegally transferring and completing the loan repayment. c) Beneficiaries already selected for Indian Housing Scheme and similar housing schemes. d) Beneficiaries identified by Regional 				
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5.2) 22.09.2016 CM/07/2016 Awarding ownership of the land and suitable houses.	Plantation Companies on the criterion introduced by the Plantation Human Development Trust. e) Beneficiaries able to construct their own house. f) Families of the staff members of the estate.	19.10.2016 No.16/1950/739/007 (11.10.2016) 25.10.2016 (amended meeting)	It had been decided to make a request to the Minister in- charge of the relevant Ministry to discuss the memorandum together with the observations of the Minister of Finance and to submit a joint proposal to the Cabinet in order to discuss the proposal	According to the observations of the Minister of Finance dated 04.10.2016 in respect of the memorandum, action should be taken to submit the following information and the project report to the Department of National Planning. i. No.of beneficiaries /families entitle for plots of land. ii. No.of non-employee	
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	<p>Organization so as to suite for the lands released as above.</p> <p>3.To prepare a mechanism preventing illegal vesting with outside persons by the parties concerned.</p>		<p>of the memorandum with the Minister of Lands too” The Cabinet decisions of 11.07.2017 and 25.07.2017 were not submitted to audit.</p>	<p>families; if any</p> <p>iii. Location of the site.(on district basis)</p> <p>iv. Extent of land to be released for the project and the related plantation companies.</p> <p>v. Funds needed for the project.</p> <p>vi. Source of funds</p> <p>vii. Detailed information about the action plan of the project.</p> <p>Further, being a matter relating to lands, a joint Cabinet memorandum with the Ministry of Lands together. with the project report should be submitted to the Cabinet.</p>	
<p>5.3)22.1.2016 CM/08/2016 (Joint proposal</p>	<p>According to the Memmorandum it had been recommended to the Cabinet</p>	<p>08.12.2016 16/2481/739/007 (06.12.2016)</p>	<p>Approval had been given by Cabinet decision dated 06</p>	<p>By Observations of the Ministry of Finance dated 05.12.2016 relating to the</p>	

<p>of the Ministry of Hill Country New Villages, Infrastructure and Community Development , Ministry of Plantation Industries and Ministry of Lands)</p>	<p>about taking action in terms of Paragraph 308 of the Budget for 2017 to award 07 perches land for a unit of house.</p>	<p>December 2016 subject to the Conditions I to VI of the observations of the Minister of Finance.</p>	<p>memorandum , it had been agreed to the proposal for awarding 07 perches Land with a clear title deed for every family live in line houses; subject to the following conditions.</p> <ul style="list-style-type: none"> i. Ministry should prepare an action plan in terms of Cabinet Memorandum No.CP/16/1950739/00 7 dated 22.09.2016 ii. This action should be submitted for the consideration of the Cabinet iii. To select non-productive land for housing objectives. iv. At least one member of the selected family should be an employee of the relevant
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				plantation company or estate v. The Ministry should obtain the prior approval from the relevant estate companies. vi. The progress of the project should be reported to the Cabinet once in three months.	
				The Minister of Finance had given the consent to the memorandum on 23.01.2017	
				Cabinet approval had been received for the memorandum.	
				Approval had been	
				25.01.2017 17/0134/739/001 (24.01.2017)	
				Cabinet approval had been sought to issue title deeds for 71 beneficiaries of the Hoot will Housing Project under the concept of creation of new villages.	
				Cabinet approval had been	
5.4) 16.01.2017 CM/01/2017 Awarding land ownership and suitable houses to beneficiaries of the Hootwill Housing Project implement under the concept of creation of new villages.					
5.5) 21.06.2017				Cabinet approval had been	
				The Minister of Finance	Ministry of Land and

<p>CM/05/2017</p> <p>Awarding land ownership and suitable houses to beneficiaries of the state housing projects.</p>	<p>sought for issuing title deeds for houses constructed from year 2010 to 2016 under Nawa Jeewana Housing Programme and “Green Gold Housing Project”</p>	<p>17/1323/739/001 (04.07.2017) (Postponed on the request of the Minister of Plantation Industries) 11.07.2017 25.07.2017 16.08.2017 (09.08.2017)</p>	<p>given subject to taking suitable action together with the Secretary to the Ministry after taking in to consideration the matters emphasised under the observations of the Minister of Disaster Management the Minister of Land and Parliament Reconstruction and the Minister of Plantation Industries.</p>	<p>had given the consent to the memorandum on 30.06.2017.</p>	<p>Parliament Construction (20.07.2017)</p> <p>Give consent for awarding title deeds to estate workers living in lands vested with the Commission under Land Reform Commission Act No01 of 1972 and subsequently handed over to the Plantation Corporation and the Janatha Estates Development Board</p> <p>It is recommended that the process of awarding title deeds for estate workers living in the lands owned by the above institutions and subsequently handed</p>
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				<p>over to the estate companies should be carried out by the Land Reform Commission which is the owner of these lands after surveying and re-vested by the land Commission and also the money is recovered from allottees as per the circulars of the Commission.</p> <p><u>Minister of Disaster Management</u> <u>(13.07.2017)</u></p> <p>It is planned to examine the lands and issue the reports for carrying out development activities</p>
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<p>in Kalutara and Matara Districts with regard to resettlement in areas affected by landslides. It is also proposed to implement the observations of the National Building Research Organization before carrying out constructions in selected lands in other districts.</p>				<p><u>Minister of Plantation Industries</u> (25.07.2017)</p> <p>1.A study of Housing Project Register annexed to the memorandum revealed following</p>
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					<p>types of houses.</p> <p>a) Housing projects completed with the consent of the Board of Directors of the relevant Company and approval of the Golden Share Holder.</p> <p>b) Housing project completed with the consent of the Board of Directors of the relevant company but, without the approval of the Golden Share holder.</p> <p>c) Housing projects under construction or not commenced without the consent</p>
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					<p>of the Board of Directors of the relevant company and without the approval of the Golden Share Holder.</p> <p>2. There is no any disagreement in awarding title deeds to beneficiaries of housing projects of (a) above.</p> <p>3. Action is being taken to obtain the approval of the Golden Share Holder for the housing projects of (b) above and therefore suitable action should be taken to award title deeds after obtaining the</p>
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<p>5.6) 19.07.2017 CM/07/2017 Awarding ownership of the land and suitable houses to plantation community.</p>	<p>As requested by the Cabinet on 06.12.2016 a detailed action plan had been submitted.</p>	<p>09.08.2017 17/1581/739/001-II (01.08.2017)</p>	<p>The Secretary to the Ministry was directed to pay proper attention in respect of the matters emphasised in the observations of the Minister of Finance.</p>	<p>(The observations dated 19.07.2015 of the Minister of Finance had not been furnished to audit.)</p>	<p>approval. 4. No requests submitted to our Ministry in respect of housing projects of (c) above. Therefore, it is better to take further action after carrying out spot checks with the estate management of each company and with the approval of the National Building Research Institute.</p>
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<p>5.7)04.10.2017 CM/09/2017 Awarding ownership of the land and suitable houses to beneficiaries through estate houses.</p>	<p>Cabinet approval had been sought to award title deeds to the following.</p> <p>I. Green Gold Housing Programme 2017-2,551 houses</p> <p>II. Stage I of the houses construct under Indian grants-1134 houses</p> <p>III. Meeriyabedda Housing Programme 2015-75 Houses</p>	<p>24.10.2017 17/2281/739/001-III (17.10.2017) and 27.10.2017 (24.10.2017) Revised Division</p>	<p>The observations of the Minister for the Finance memorandum were considered with the observations of the Minister of Disaster Management and the Minister of Lands and Parliament Reform and after the discussion the following decisions were taken.</p> <p>I. Issue title deeds for programmes mentioned in memorandum in</p> <p>II. The Secretary to the Ministry was ordered</p>	<p>According to the observations dated 16.10.2017 of the Minister of Finance and Mass Media;</p> <p>a) had agreed for the proposal of the Cabinet memorandum and</p> <p>b) had stated that more attention should be paid to select non cultivated land for this type of projects in future.</p>	<p><u>Ministry of Land and Parliament Reforms</u> (17.10.2017)</p> <ul style="list-style-type: none"> • Give consent for awarding title deeds to estate workers living in lands vested with the Commission under Land Reform Commission Act No 01 of 1972 and subsequently handed over to the Plantation Corporation and the Janatha Estate Development Board. • It is recommended that the process of awarding title deeds for estate workers living in the lands owned by the above
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			<p>to take suitable action taking in to consideration the final paragraph of the observation of the Minister of Disaster Management , the final paragraph of the observations of the Minister of Land and Parliament Reforms and paragraph (b) of the</p>	<p>institutions and subsequently handed over to the estate companies should be carried out by the Land Reform Commission which is the owner of these lands after surveying And also the money is recovered from as per the circulars of the Commission</p> <p><u>Observations of the Minister of Disaster Management (17.10.2017)</u></p> <p>In October 2014, 75 families lost their houses due to the Meeriyabedda land slide in Badulla</p>
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		<p>observation of the acting Minister of Finance and Mass Media.</p>	<p>District. Makaldeniya area was selected for resettlement of these families and the project for construction of 75 new houses was commenced in year 2005 under the directive of the District Secretary, Badulla and the supervision of the Ministry of Disaster Management. Supply of electricity and water , construction of internal roads, elephant fence, drainage system and construction of</p> <p>in order to minimise the risk were done for</p>
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					<p>this project at an expense of Rs.146 Million. Construction works were completed by the Sri Lanka Army and handed over to the beneficiaries in October 2016. As such no disagreement for awarding title deeds for above beneficiaries and it is recommended to include the following conditions in awarding title deeds. Land and houses cannot sell. vesting lands should be done in terms of 3rd Schedule of the Land Development Ordinance.</p>
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<p>5.8)08.11.2017 CM/11/2017</p> <p>Awarding land ownership and suitable houses to beneficiaries of the estate housing projects.</p>	<p>The memorandum had been submitted to obtain the consent of the Cabinet to revise the approval given by the Cabinet decision dated 04.10.2017 stating that lands and houses cannot be sell by the Minister of Disaster Management and that westing lands should be done in terms of 3rd Schedule of the Land Development Ordinance.</p>	<p>07.12.2017 17/2601/739/001-IV (21.11.2017)</p>	<p>Had been postponed to the next meeting in order to discuss in a meeting the Minister is available.</p>	
<p>5.9)16.05.2019 46/2019</p> <p>Issuing title deeds to estate labourers who had already constructed houses under the housing projects since 1994.</p>	<p>1. Issuing title deeds on 99 years lease rent so as to transfer only to the beneficiaries wife/husband children or blood relations living in the same place. 2. Powers of the</p>	<p>24.07.2019 19/1533/117/045 (19.07.2019)</p>	<p>Approval had been received for the matters mentioned in the memorandum after taking in to consideration the His Excellency the Presidents observations dated 17.06.2019, and the</p>	<p>The Minister of Finance had stated in his observations dated 17.06.2019 that there is no disagreement with proposal to issue title deeds to estate employees on 99 years lease rent. His Excellency the President's observations dated 17.06.2019 (<u>19/1533/117/045</u>) 1. have no disagreement with this proposal. This will give a</p>

	<p>Secretary to the Treasury as the golden share holder to be vested with the secretary to the Ministry of Plantation Industries in order to expedite the process of issuing title deeds to the beneficiaries.</p> <p>3. Cabinet approval had been sought by the memorandum to make provisions for the estimated expenditure of Rs.331 Million.</p>		<p>observations of the Minister of Finance, Minister of Lands and Parliament Reforms and the Minister of the relevant Ministry and also further comments made by the Minister of Plantation Industries at this meeting.</p>	<p>solution for the imbalance occurred due to giving title deeds to certain estate employees who had constructed houses out of the loans and subsidies during the period 1994-2017 and due to not giving title deeds to certain estate employees who had followed the same procedure.</p> <p>2. There is a necessity of limiting the vesting of this type of lands by title deeds only to the</p>
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					<p>members of the family. Otherwise, there is a possibility of having ownership of these lands to persons having no relationship for the estate lands. According to the social surveys carried out with regard to estate areas it indicates that the estate employees are suffering and are addicted to liqueur. In this type of situation, there is a possibility of transferring their own lands to</p>
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					<p>others illegally. Various complex problems will be arisen due to this and the management should be on alert with regard to the above.</p> <p>3. Critarion adapted for giving title deeds should be clearly indicated in a transparent manner and as such no family or beneficiary will face unjust estate management and it will strengthen the estate management to select actually qualified</p>
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					<p>beneficiaries</p> <p><u>Ministry of Lands and Parliament Reforms (17.06.2019)</u></p> <p>Agreed with the proposal No.1,2 and 3 of the above Cabinet memorandum.</p> <ul style="list-style-type: none"> It is also observed that a social differentiation will arise because, were given for estate labourer houses under various programmes implemented by the Government in lands owned by the land Reform Commission where as some estate
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<p>5.10) 26.07.2019 CM/02/2019 Giving legal ownership of the privately owned</p>	<p>Cabinet approval had been sought to get release legally the lands privately owned by the estates in adequate to construct houses in 07</p>	<p>14.08.2019 (postponed to next meeting) 19/2127/124/003 (06.08.2019)</p>		<p>The observations dated 26.07.2019 of the Minister of Finance not submitted to audit.</p>	<p>labourers were given title deeds on lease rent. <ul style="list-style-type: none"> ▪ Further, according to Section 27 of the Land Reform Commission Act, if a land own by the Land Reform Commission is transferred free of charge, it might create problems. <p>Therefore the system applied, for estate labourers housing scheme at present had been implemented.</p> </p>
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estates.and construction of houses.	perches land and to provide infrastructure in order to award clear title deeds in the name of the beneficiaries.				
6) Construction of Houses Under Indian Assistance					
6.1)18.01.2016	Cabinet approval had been sought to sign a letter of exchange between the Ministry and the Indian High Commissioners Office, to spend Rs.120,000 per house in next 03 years for providing water and electricity and to pay(1,120,000*1.5/100)	11.02.2016	Approval had been received for the Cabinet memorandum No.CN/01/2016 dated 18 January 2016. But the observations of the Minister of Finance in respect of this were not furnished for audit.	(Observations dated 18.01.2015 of the Minister of Finance were not furnished to audit).	
CM/01/2016	Construction of 4000 houses for estate community in Uwa and Central Provinces under the aid of Indian Government. An agreement of understanding had been signed between the Indian Government and the Sri Lanka Government on 17 January 2012	16/0120/739/002 03.02.2016			
	Plantation Human Development Trust.				

<p>to construct 49,000 houses in the Nothern, Eastern, Central and Uwa province under Indian Grants.</p>					
<p>6.2) 07.02.2018 CM/02/2018 Construction of 10,000 houses to plantation community under medium term grants programme of the Indian Government.</p>	<p>1.Cabinet approval had been sought to sign an agreement of understanding between the Government of Republic of India and the Government of Democratic Socialist Republic of Sri Lanka for construction of 10,000 houses for the plantation community under medium term grants programme of Indian Government. 2.Recruit an Engineer, medium level Engineer</p>	<p>27.02.2018 18/0296/739/002</p>	<p>The approval had been given to sign an agreement of understanding and approval for recruitment of officers had been given at the Cabinet meeting held on 27 February 2018 subject to obtaining approval from the relevant authorities. (The Cabinet decision dated 07.03.2018 not submitted to audit.)</p>		

	and 07 Senior Technology Officers. (The Cabinet Memorandum dated 06.08.2019 not submitted to audit.)				
6.3) 16.03.2018 CM/03/2018 Construction of 10,000 houses for estate community under medium term grants programme of the Indian Government	Approval had been sought to increase the implementation charges payable to the Plantation Human Development Trust from 1.5% to 3% in respect of Indian Houses	11.04.2018 18/0610/739/002-I (03.04.2018)	The Secretary to the Ministry was ordered to submit the report as per the observations of the Minister of Finance by the decision taken at the Cabinet meeting held on 03 April 2018	The Minister of Finance had submitted his observations on 02.04.2018 asking to submit an expenditure report for increasing the charges.	
6.4) 07.06.2018 Awarding the ownership of land and suitable houses to beneficiaries through estate		11.07.2018 18/1290/832/002 (03.07.2018)	It had been decided to give approval for the proposal stated in the last paragraph of the memorandum dated 24.10.2017. It had also been stated	Minister of Finance had agreed to award clear title deeds for; 1. 2866 houses of part 2 of stage I of the Indian Houses Programme. 2. 10,000 houses of Stage	<u>Observations of the Minister of Plantation Industries</u> 01.The Secretary to the Treasury as the Golden Share Holder

<p>housing projects receiving aid under Indian grants.</p>		<p>that the Cabinet had taken in to consideration that the Secretary to Treasury can vested with the powers to the Secretary to the Ministry of Plantation Industries to release the parts of Land manage by the Regional Plantation Companies with regard to housing programmes implement by the Ministry of Hill Country New villages Infrastructure and Community Development. (Cabinet decision dated 11.06.2018 not</p>	<p>II of the Indian houses programme. Also approval had been given to select only the uncultivated lands. Further, it had been stated that permission should be obtain from the Central Environmental Authority and the National Building Research Organization for the suitability of proposed lands for the houses complying with environment and safety standards.</p>	<p>to give instructions to obtain an approval from the Cabinet when lands of the plantation companies are used for non – agricultural purposes. Further, the Cabinet should be aware of the places where the relevant projects are implemented and the extent of land released. Therefore, a register should be prepared in respect of housing sub-projects implemented in each estate in relation to housing projects for which the approval has been sought through the Cabinet</p>
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	According to the Cabinet Memorandum ; I. Making allocation of Rs.150,000 per house to	28.08.2019 19/2239/124/002-I (20.08.2019)	(Regarding the Cabinet Decision No.403/19/1963/12 dated 4/002	The observations dated 17.08.2019 of the Minister of Finance included the following,	<p>memorandum.</p> <p>2. There is no objection in carrying out forward activities after obtaining the approval of the Board of Directors of the relevant estate companies and the recommendation of the National Building Research Institute with the approval of the Golden Share Holder for releasing the lands for implementation of these housing sub-projects.</p>
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<p>community under the Indian Government housing aid programme.</p>	<p>the Ministry for 10,000 houses programme implement under Indian aid for carrying out following activities.</p> <ul style="list-style-type: none"> • Supply of water • Internal Access • Construction of walls for safety • Drainage system for rain water • Supply of electricity systems. <p>II. Payment of Rs.86.25 Million being 1.5% of the value of the house infrastructure to the Plantation Human Development Trust as implementing charges in respect of 5000 out of 10,000 houses construct under Indian aid</p>		<p>23.07.2019 After discussing the above memorandum taking in to consideration the observations of the Minister of Finance. It had been decided to give approval for proposal No.I,II and III mentioned in the last paragraph of the memorandum, (Cabinet decisions dated 23.07.2019 not submitted to audit)</p>	<p>I. Out of the provisions allocated to the Ministry, provide a sum of Rs.150,000 per house; to supply drinking water;internal access roads; supply electricity from the National Grid;construction of walls to protect the land and construct a drainage system to drain rain water, for the houses under Indian housing aid programme for 10,000houses.</p> <p>II. Payment of Rs.86.25 Million to the Plantation Human Development Trust as implementation charges being 1.5% of the total cost of construction of 5,000 out of 10,000</p>	
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	<p>III. Implement the project, utilizing the funds allocated from Annual Budget.</p>			<p>houses of the housing programme with infrastructure under Indian aid. III. Utilizing the annual budget provisions made for implementing the project.</p>	
<p>7) Other Relevant Decisions</p>					
<p>7.1)29.06.2016 CM/08/2016 New villages Development Authority for Plantation Zones</p>		<p>26.07.2016 16/1364/739/003-I</p>	<p>The Secretary to the Ministry had been informed to submit the draft Act to the Cabinet (The Cabinet decision dated) 30.03.2016 not submitted to audit)</p>	<p>The observations of the Minister of Finance dated 29.06.2015 not submitted to audit.</p>	
<p>7.2) 08.01.2019 CM/08/2016 Ministry of Plantation Industries.</p>	<p>The memorandum not submitted to audit.</p>	<p>04.09.2019 19/2209/117/065 (27.08.2019)</p>	<p>The memorandum dated 01.08.2019 Submitted by the Minister of Plantation Industries</p>	<p>According to the observations of the Minister of Finance dated 16.08.2019; -Provide a plot of 10</p>	<p><u>Ministry of Lands and Parliament Reform (26.08.2019)</u> Lands own by the</p>

<p>Providing a plot of land for living to employees of the estate staff do not belong to executive grade.</p>		<p>(relating to Cabinet Decision අමත 17/2601/739/001-iv Dated 19.12.2017) The above memorandum had been discussed giving due consideration to the observations of the Minister of Finance and Minister of Lands and Parliament Reforms and it had been decided to order the Secretary to the Ministry of Plantation Industries also to take relevant action taking in to consideration the matters emphasized</p>	<p>perches non-productive land to each estate employee (non-executive grades) with the consent of the relevant regional plantation companies. a. Most of the employees work in the state sector and various institutions in private sector acquire housing property through Bank loans based on their income and repayment capability. Therefore; it is not reasonable to award lands free of charge to employees of a special sector and also about a minimum of 200 acres of land given to regional plantation companies is needed to</p>	<p>Land Reform Commission have been given to Janatha Esates Development Board and State Plantation Company for management services. These institutions have given these lands to estate companies under agreements. As these lands own by the Land Reform Commission, it was observed that these lands better to be given based on the provisions under the Commission, following the procedure below observed Identifying the relevant parts of land with the consent</p>
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		<p>by the Minister of Finance in his observations on this (The cabinet decision dated 19.12.2019 had not submitted to audit.)</p>	<p>implement this proposal and as such disagree with this proposal. b. However, a housing scheme is proposed on a financial contribution jointly with state and private sector and through this; estate sector employees are able to acquire houses at a bearable price. c. Further it had been stated that the prior approval of the Secretary to the Treasury being the Golden Share Holder of the Regional Plantation Companies should be obtained for any proposal implement in lands leased out to</p>	<p>of the Commission, while distributing lands as shown above; preparing survey plans under the supervision of the Department of Survey and paying survey charges by the Ministry of Plantation Industries. 2. If the part of the land relating to the above survey plan belongs to a land vested with the Janatha Estates Development Board or the State Plantation Corporation through a gazette, action should be taken to re-vest the said part of land</p>
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				<p>Regional Plantation Companies.</p>	<p>again to the Commission. 3. Action to be taken to pay the Commission a minimum assessment of Rs.1,000 per 01 perch, stamp fees, and administration charges in issuing title deeds in the same way even at present the outright transfers carrying out by the Ministry 4.The List of Names of the beneficiaries selected</p>
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